

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S Franklin Blvd. 200 ft. NE ZONING COMMISSIONER
of c/l Tarragon Road
Cherry Croft * OF BALTIMORE COUNTY
4th Election District * Case Nos. 93-205-A
3rd Councilmanic District *
J.F.O. Holding Corporation
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for that residential/condominium development known as Cherry Croft located near the intersections of Franklin Boulevard and Tarragon Road near Reisterstown. Within the Petition, relief is sought, for all proposed condominium buildings, from Section 1801.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.a of the Comprehensive Manual of Development Policy (C.M.D.P.) to permit a window to right of way distance of 13 ft., in lieu of the required 25 ft. Also, for four of the proposed buildings, identified as buildings 2, 4, 5 and 7, a variance from Section 1801.2.C.6 of the B.C.Z.R. and V.B.1 of the C.M.D.P. is requested to permit a building to center line distance of 53 ft., in lieu of the required 55 ft. Lastly, for all buildings, a variance is sought from Section 1801.2.C.2.b of the B.C.Z.R. and V.B.6.C of the C.M.D.P. to permit window to window setbacks of 35 ft., in lieu of the required 40 ft. All of the relief is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the public hearing held for this case was Mark A. Kroom, a representative of W. Duvall and Associates, Inc. This engineering firm prepared the plat to accompany the Petition for Variance. Further, the

Petitioner was represented by Lloyd J. Hammond, Esquire. There were no Protestants present.

Testimony and evidence presented was that this project has been in development for several years. The initial C.R.G. approval for the plan was given on April 10, 1986. Subsequently, the development plan was amended and the First Amended Plan approved on January 19, 1990. Further, a revised First Amended Plan was approved on March 12, 1991. Although the plan has obtained all necessary approvals through the development process, the matter now comes before me for the zoning variances as set forth above.

As to the property, it is a substantial tract located near Reisterstown. The Developer proposes improving same by constructing seven (7) condominium unit buildings. Six (6) of the buildings will house twelve (12) units and the seventh, will house five (5) units. Further, an existing building containing two (2) units will remain. Other structures presently on the site will be razed. All told, seventy-nine (79) condominium units will be available.

Mr. Kroom noted that, under the current Comprehensive Manual of Development Policy, the variances would not be necessary. However, in that this project is governed by the manual in effect at the time of its development plan approval, compliance with the old standards is required. These old standards mandate these variances. Mr. Kroom further testified that the variances were necessary to achieve the desired scheme of development and layout on the property. That is, the requested setback variances are necessary in order to properly place the condominium dwellings on the site in a manner most consistent with an orderly traffic pattern and to promote an appropriate land use plan. Further, it is noted that there are certain

-2-

site constraints, including an existing stream, and required forest buffer and wetlands, which necessitate the variances.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Having granted the variances, a comment is in order regarding the Zoning Plans Advisory Committee comment received from the Bureau of Traffic Engineering. Within this comment, it is requested that a right of way for the public road west of Tarragon Road be increased from the 44 ft. shown to a 50 ft. distance. Correspondence received subsequent from the hearing from the Project Engineer indicated that this issue requires additional analysis. Specifically, apparently environmental and other site constraints have been raised by the Developers Engineering Division and the Department of Environmental Protection and Resource Management which might require the right of way to remain at 44 ft. Based on the need for the continued analysis, I will not require incorporation of the Zoning Plan and Advisory Committee comment in the plan. Rather, I hereby direct that the Engineer continue to work with the involved County agencies, including the Bureau of Traffic Engineering, to reach an appropriate compromise satisfactory to each of those agencies.

-3-

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of March, 1993 that a variance from Section 1801.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.a of the Comprehensive Manual of Development Policy (C.M.D.P.) to permit a window to right of way distance of 13 ft., in lieu of the required 25 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that for four of the proposed buildings, identified as Buildings 2, 4, 5 and 7, a variance from Section 1801.2.C.6 of the B.C.Z.R. and V.B.1 of the C.M.D.P. to permit a building to center line distance of 53 ft., in lieu of the required 55 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that for all buildings, a variance from Section 1801.2.C.2.b of the B.C.Z.R. and V.B.6.C of the C.M.D.P. to permit window to window setbacks of 35 ft., in lieu of the required 40 ft., be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
Zoning Commissioner
for Baltimore County

LES/mmn

-4-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 2, 1993

Lloyd Hammond, Esquire
616 Main Street
P.O. Box 569
Reisterstown, Maryland 21136

RE: Case No. 93-205-A
Petition for Variance
J.F.O. Holding Corporation, Petitioner

Dear Mr. Hammond:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att: Mark A. Kroom
cc: W. Duvall and Assoc., Inc.

201 IS THE 100TH BIRTHDAY 1993-1994

P-14



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Franklin Boulevard & Tarragon Road
which is presently zoned CR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See Attachment "A"

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To Be Discussed At Hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I do not agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County pursuant to the Zoning Law for Baltimore County.

Engineer
W. Duvall & Associates, Inc.

530 E. Joppa Road
Towson, Maryland 21286

616 Main Street
Reisterstown, Maryland 21136

P.O. Box 569
Reisterstown, Maryland 21136

City

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Zip

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Legal Owner(s)

J.F.O. Holding Corporation

John F. Owings, Jr. (President)

530 E. Joppa Road
Towson, Maryland 21286

616 Main Street
Reisterstown, Maryland 21136

P.O. Box 569
Reisterstown, Maryland 21136

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ATTACHMENT "A" 93-205-A

All Buildings

Variance from Sections 1801.2.C.6 (B.C.Z.R.) and V.B.6.a (C.M.D.P.) to permit a Building to Right of Way distance of 13 feet in lieu of the required 25 feet.

And Buildings 2, 4, 5 & 7

Variance from Sections 1801.2.C.6 (B.C.Z.R.) and V.B.1 (C.M.D.P.) to permit a Building to Center Line distance of 53 feet in lieu of the required 55 feet.

All Buildings

Variance from Section 1801.2.C.2.b (V.B.6.C, CMDP) to permit window to window setbacks of 35 ft. in lieu of the required 40 ft.

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

ZONING DESCRIPTION
"CHERRY CROFT"
4TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND

BEGINNING for the same at a point South 30 degrees East 200 feet, more or less from the centerline intersection of Franklin Boulevard and Tarragon Road at a point on the Southeasternmost side of West Cherry Hill Road (Right-of-Way 83-342); thence running the following courses and distances, viz:

1. By a curve to the right having a radius of 760.00 feet and an arc length of 327.24 feet; thence
2. North 58 degrees 24 minutes 42 seconds West 127.58 feet to the Southwesternmost side of Franklin Boulevard; thence binding thereon
3. North 80 degrees 39 minutes 30 seconds East 5.98 feet; thence
4. By a curve to the left having a radius of 1304.00 feet and an arc length of 182.69 feet; thence
5. By a curve to the left having a radius of 310.00 feet and an arc length of 87.52 feet; thence
6. By a curve to the right having a radius of 280.00 feet and an arc length of 37.98 feet; thence
7. North 43 degrees 57 minutes 48 seconds East 71.41 feet; thence
8. By a curve to the left having a radius of 1287.50 feet and an arc length of 102.75 feet thence leaving said Franklin Boulevard
9. South 54 degrees 17 minutes 07 seconds East 290.40 feet; thence
10. North 41 degrees 04 minutes 59 seconds East 316.01 feet; thence
11. South 48 degrees 55 minutes 01 seconds East 264.02 feet; thence
12. South 24 degrees 06 minutes 04 seconds West 421.08 feet; thence
13. North 61 degrees 50 minutes 31 seconds West 115.25 feet; thence
14. South 38 degrees 04 minutes 07 seconds West 291.15 feet; thence
15. South 01 degrees 27 minutes 46 seconds East 300.03 feet to intersect the Northeasternmost right-of-way line of Presgraves Road (Right-of-Way 83-342); thence binding thereon
16. By a curve to the left having a radius of 1025.00 feet and an arc length of 197.71 feet; thence leaving said road
17. North 57 degrees 49 minutes 33 seconds West 596.62 feet to the point of beginning.

CONTAINING 13.206 acres of land, more or less.

530 East Joppa Road/Towson, Maryland 21286/(410) 583-9571

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 93-205-A Date of Posting: 1/14/93
Posted for: Variance
Petitioner: J.F.O. Holding Corp.
Location of property: 615 Franklin Blvd., 200' NE of Tarragon Rd.
Location of Sign: Property and at road leading to property of petitioner
Remarks: _____
Posted by: [Signature] Date of return: 1/22/93
Number of Signs: 1

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

12/18/92 H9300213
PUBLIC HEARING FEES CITY PRICE
020 - ZONING VARIANCE (101101) 1 X \$250.00
TOTAL: \$250.00
LAST NAME OF OWNER: J.F.O. HOLDING CORP.
0A0480075MCHRC
04 C011474M12-21-92
Please Make Checks Payable To: Baltimore County

Cashier Validation

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1115, 1993
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/14, 1993

THE JEFFERSONIAN,

S. Zafe Orlan
Publisher

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

93-205
12-2)
J.F.O. HOLDING
0A0480075MCHRC
04 C011474M12-21-92
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: _____

J.F.O. Holding Corporation
P.O. Box 205
Owings Mills, Maryland 21117

RE:
CASE NUMBER: 93-205-A (Item 213)
6/5 Franklin Boulevard, 200' NE of c/l Tarragon Road
Cherry Croft
4th Election District - 3rd Councilmember
Petitioner(s): J.F.O. Holding Corporation
HEARING: TUESDAY, FEBRUARY 2, 1993 at 11:30 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ _____ is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

[Signature]
ARNOLD JABLON
DIRECTOR

cc: Lloyd Hammond, Esq.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

JAN 11 1993

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-205-A (Item 213)
6/5 Franklin Boulevard, 200' NE of c/l Tarragon Road
Cherry Croft
4th Election District - 3rd Councilmember
Petitioner(s): J.F.O. Holding Corporation
HEARING: TUESDAY, FEBRUARY 2, 1993 at 11:30 a.m. in Rm. 118, Old Courthouse.

Variance for all buildings to permit a window to right-of-way distance of 13 feet in lieu of the required 25 feet; for buildings #2, #4, #5, and #7 to permit a building to overline distance of 53 feet in lieu of the required 55 feet; and for all buildings to permit window to window setbacks of 35 feet in lieu of the required 40 feet.

[Signature]
ARNOLD JABLON
DIRECTOR

cc: J. F. O. Holding Corporation
Lloyd Hammond, Esq.
W. Duval & Associates

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

January 19, 1993

(410) 887-3353

Lloyd Hammond, Esquire
616 Main Street
P.O. Box 569
Reisterstown, MD 21136

RE: Case No. 93-205-A, Item No. 213
Petitioner: J. F. O. Holding Corp., et al
Petition for Variance

Dear Mr. Hammond:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 21st day of December 1992.

[Signature]
ARNOLD JABLON
DIRECTOR

Received By:

[Signature]
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: J. F. O. Holding Corp., et al
Petitioner's Attorney: Lloyd Hammond

Printed on Recycled Paper

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature [Signature] Date 1/10/93

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ J.F.O. Holding Corporation	213		1-04-93
DED DEPRM RP STP TE			NC
✓ Marshall and Mildred Whipperman	214		
DED DEPRM RP STP TE			NC
✓ Eudowood Holding Corporation	215		
DED DEPRM RP STP TE			NC
✓ Joseph K. And Alva A. Pokorny	216		
DED DEPRM RP STP TE			NC
✓ Pikesville Partnership	217		
DED DEPRM RP STP TE			NC

COUNT 5

Project Name	Waiver Number	Zoning Issue	Meeting Date
Wyaness Associates Limited Partnership	208		12-28-92
DED RP STP			Comment
✓ Pickerskill, Inc.	212		
DED DEPRM RP STP TE			NC

COUNT 2

Project Name	Waiver Number	Zoning Issue	Meeting Date
Stonegate at Patapsco (Azreal Property)			6-1-92
90476 ZON DED TE (Waiting for developer to submit plans first)			

COUNT 1

FINAL TOTALS
COUNT 8

*** END OF REPORT ***

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 22, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee
(11 and 19, 1993)

The Office of Planning and Zoning has no comments on the following petition(s):

J.F.O. Holding Corporation, Item No. 213
Bell Atlantic Mobile Systems, Item No. 219
Goucher Woods Development, Inc., Item No. 229

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: [Signature]

Division Chief: _____

PK/FM:rdn

213. ZAC/ZAC1



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Met Kassel
Adminstrator

1-4-93

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 100
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: +213(JCM)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-402-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: January 6, 1993

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: January 4, 1993

ITEM NUMBER: 213

The proposed 44 ft. right-of-way for the public road west of Tarragon Road must be increased to a 50 ft. right-of-way.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

RJF 1/12/93

93-205-A 2-2-93

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 13, 1993

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #213
Franklin Boulevard & Tarragon Road
Zoning Advisory Committee Meeting of January 4, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

LP:sp

FRANKLIN/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

JANUARY 12, 1993

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: J.F.C. HOLDING CORPORATION

Location: CHEFFY CROFT

Item No.: +213(JCM) Zoning Agenda: JANUARY 4, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl Perry* Noted and
Planning Division Approved
Special Inspection Division Fire Prevention Bureau

JP/KER

Redd 1/13/93

W. DUTALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

Baltimore, MD 21204



Mr. Charles
12-001001

On January 8, 1993, a public hearing was held in conjunction with the Petition for a Zoning Change from R-1 to R-2. In your comment you asked that the proposed 44 ft. right-of-way for the public road west of Tarragon Road be increased to a 50 ft. right-of-way.

We will work with you, the Developer's Engineering Firm, to determine the appropriate paving and right-of-way for the proposed 50 ft. right-of-way. We have indicated to you we currently have no comments on the Plans and Record Plans for the property. We will incorporate any comments for other reasons. We will incorporate any comments for other reasons to our amendment of these plans, and we will incorporate any comments for other reasons.

In conclusion, on a copy of this letter, we are making Mr. Larry Pilson's comments have to be addressed in conjunction with the property's development but will be handled separately.

If you have any questions or comments, please do not hesitate to contact

Very truly yours,
W. Dutall & Associates, Inc.,

W. Dutall
G. Dwight Little, Jr., P.E.
Executive Vice President

cc: Larry Pilson

530 East Joppa Road/Towson, Maryland 21286/(410) 583-9571

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

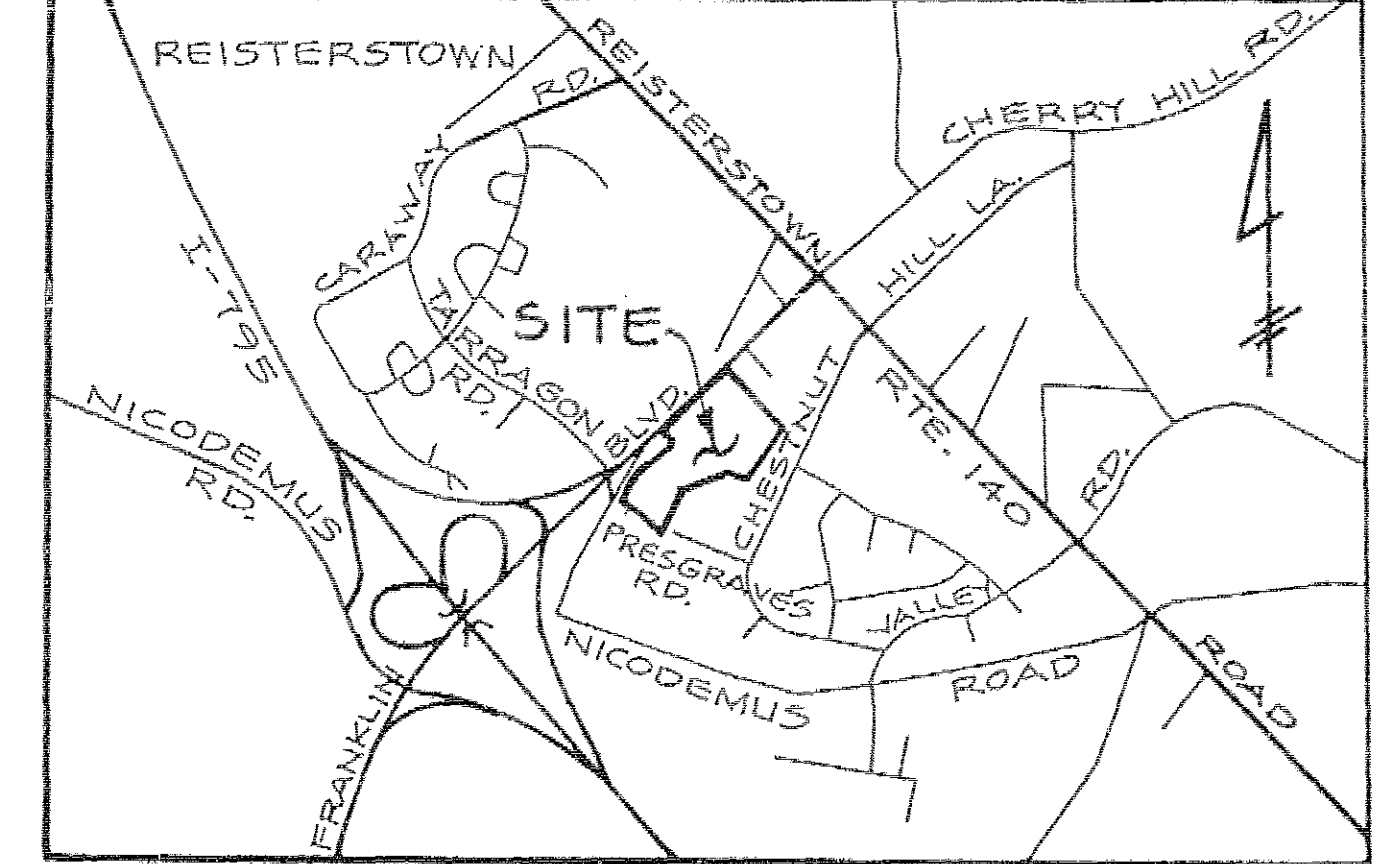
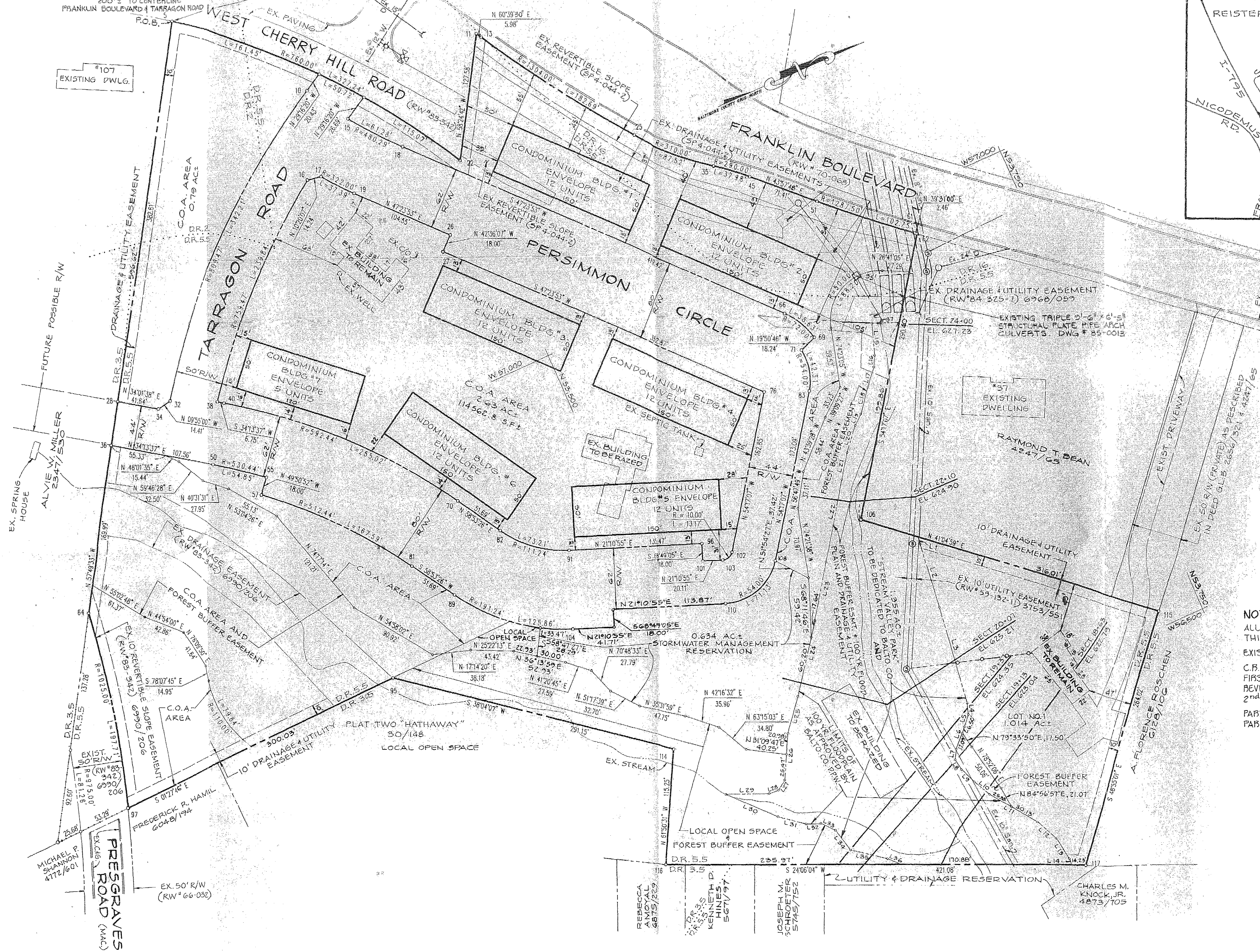
NAME

ADDRESS

Mark A. Hamm - W. Dutall & Assoc. Inc. *530 E. Joppa Road - Towson, MD 21286*
Alex J. Hammond *616 WILSON ST. 21236*

200' ± TO CENTERLINE
FRANKLIN BOULEVARD & TARRAGON ROAD
P.O.B.

#107
EXISTING DWLG.



VICINITY MAP
SCALE: 1"=1000'

NOTES
ALL THE UTILITIES TO SERVICE
THIS SUBDIVISION ARE PROPOSED
EXISTING ZONING DB-5.5+DR-16
C.B.G. PLAN APPROVED ON 4-10-86
FIRST AMENDED C.B.G. PLAN APPROVED ON 1-19-90
REVISED FIRST AMENDED C.B.G. PLAN APPROVED ON 3-12-91
2ND REVISED FIRST AMENDED C.B.G. PLAN APPROVED ON
PARKING REQUIRED 2 SPACES PER UNIT * 73 = 158 SPACES
PARKING PROPOSED CONDO'S = 189 SPACES
SINGLE FAMILY: 4 SPACES
TOTAL = 193 SPACES

**PETITIONER'S
EXHIBIT No. 1**

93-205-A

PLAT TO ACCOMPANY ZONING VARIANCE

"CHERRY CROFT"

4-TH ELECTION DISTRICT BALTO. CO. MD.
SCALE 1"=50' DECEMBER 19, 1992
3RD COUNCILMANIC DISTRICT

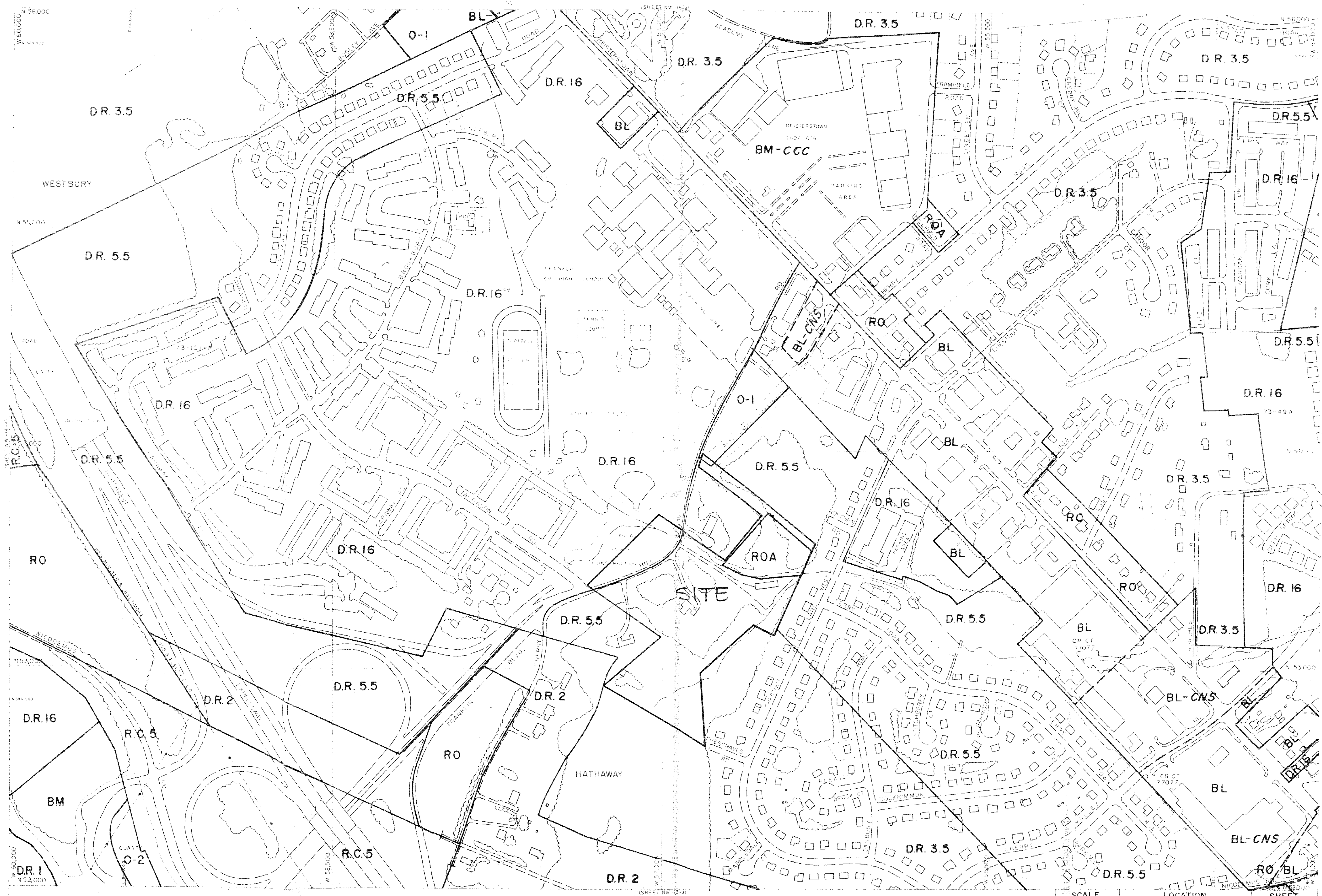


W. DUVALL & ASSOCIATES, INC.
ENGINEERS, SURVEYORS, LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21286
(410) 583-9571

OWNER
J.F.O. HOLDING CORPORATION
P.O. BOX 295
OWINGS MILLS, MARYLAND 21117

#213

93-205-A



Y - NE T - NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Ord. Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

SCALE
1" = 200' ±

DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
DELIGHT

SHEET
N. W.
14-J

William A. Howard
Chairman, County Council

#213